



## *Westfield City Council Report*

<b>Ordinance Number:</b>	13-25
<b>APC Petition Number:</b>	1308-PUD-09
<b>Petitioner:</b>	Pulte Homes of Indiana, LLC
<b>Requested Action:</b>	Amendments to the Viking Meadows PUD Ordinance and exhibits referenced therein (Ordinance No. 04-22), to modify provisions applicable to Parcel E and Parcel F of the Viking Meadows PUD.
<b>Current Zoning District:</b>	Viking Meadows PUD
<b>Referral Date to APC:</b>	May 13, 2013 (related to APC Petition Number 1305-PUD-04)
<b>APC Public Hearing:</b>	August 05, 2013
<b>APC Recommendation:</b>	October 07, 2013
<b>Adoption Consideration:</b>	October 14, 2013
<b>Exhibits:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. APC Certification</li><li>3. Concept Map</li></ol>
<b>Prepared By:</b>	Sarah L. Reed, AICP

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### **Petition History**

This petition received a public hearing at the August 05, 2013 Advisory Plan Commission (the "APC") meeting. The item received a favorable recommendation for approval at the October 07, 2013 APC meeting.

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### **Procedural**

- Amendments to an existing PUD District are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505.
- The Advisory Plan Commission held a public hearing on August 05, 2013 and issued a favorable recommendation (6-0) to the City Council in support of the proposed rezone request at its October 07, 2013 meeting.
- Notification of the August 05, 2013 public hearing was provided in accordance with the APC Rules of Procedure.
- The Westfield City Council may take action on this item at its October 14, 2013 meeting.

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## **Project Overview**

### **Project Location**

The subject property is approximately 13.5 acres in size and is located on the southwest and southeast corners of 161st Street and the Monon Trail (See Parcels E and F on Exhibit 3), in the Viking Meadows PUD (the “Property”).

### **Project Description**

The proposal is in response to items discussed with the existing Viking Meadows residents with respect to the proposed Enclave and Springs PUD (Petition Number: 1305-PUD-04). The residents have indicated that the addition of the Enclave and Springs to the Viking Meadows community would cause their amenities to become over crowded. Currently, the Viking Meadows PUD (Ordinance 04-22, the “Original Viking Meadows PUD”) requires all parcels within the Original Viking Meadows PUD to have access to the amenities. The Petitioner has worked with the Viking Meadows residents and this proposal was submitted in response to those meetings.

### **Statutory Considerations**

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

#### **1. The Comprehensive Plan.**

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as being on the boundary between “Suburban Residential” and “Employment Corridor”.

#### **2. Current conditions and the character of current structures and uses.**

The Property is vacant.

#### **3. The most desirable use for which the land is adapted.**

The Comprehensive Plan establishes that Suburban Residential and Employment Corridor development is appropriate in this location. The proposed amendments to the PUD allow for the continued development of Viking Meadows as a Suburban Residential neighborhood.

#### **4. The conservation of property values throughout the jurisdiction.**

It is anticipated that the Proposal would have a neutral or a positive impact on surrounding property values and throughout the jurisdiction.

## 5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth.

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### **Recommendations/Actions**

- Economic and Community Development Department [October 07, 2013]  
The Westfield Economic and Community Development Staff reported to the APC that the proposed Viking Meadows PUD amendment is in good form.
- Advisory Plan Commission [October 07, 2013]  
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council (Vote of: 6-0).
- City Council
  - Introduction: [May 13, 2013]
  - Eligible for Adoption: [October 14, 2013]

Submitted by: Sarah L. Reed, AICP, *Associate Planner*